

\*Additional Testimony in Strong Support of SCR III, Requesting a  
Legislative Audit of the Real Estate Commission (HIREC) - March 27, 2015

Submitted by Shirley H. Yamada,  
Condominium owner, at Waikalani  
Woodlands

**LATE**

It is time to apply business/commercial information management principles to condominium management in regards to mission, as covered by Condominiums (Chapter 514 A or revised 514B) of the Hawaii Revised Statutes. Condominiums as "non-profit," are in peril when HIREC and other support structures are out of sync.

Management Agencies, Board of Directors, Site managers and others involved must have "interests" in alignment with condo owners, tenants and others served. Support funding must be used prudently based on Standard Operating Procedures (SOP), or a "referenced" template with provisions for differentiation and uniquenesses. From a regulatory standpoint, HIREC is key to providing administrative guidance/oversight management, investigation, and enforcement. To sustain an acceptable "quality of life" the American Association of Records Management <sup>recommends</sup> principles as standards of conduct: (1) Accountability, (2) Integrity, (3) Protection, (4) Compliance, (5) Availability, (6) Retention, (7) Disposition, (8) Transparency. (Note: CY 2013-Act 187, CY 2014-HB 2401. (See-ARMA)

In the Star Advertiser (3/26/15), economic conditions, including housing, is a primary reason why "more (islanders) are packing up and leaving Oahu." Then why are outsiders moving into the islands? On one end, we have highest new condos with others under renovation costs. Finally, might it be that we need a revised or new paradigm for "Condominiums"?

\* Was not able to use a word processor/computer to prepare this testimony in a timely manner.

From - Shirley H.

## CONDO NEWS AND UPDATES:

Attachment to  
"Added Testimony  
in support of"  
SCR 11

Yamada,  
Waikalani Woodlands  
Condo owner

Written and distributed to concerned  
participants at our Annual Association  
Meeting held Friday, March 13, 2015

(March 27, 2015)

former  
Management  
Hawaiiana

FOR CONDO/MANAGEMENT, OWNERS AND TENANTS of Waikalani Woodlands - Share  
and Reproduce as needed to understand issues and problems and respond accordingly. Remember,  
this pertains to units that

are covered by Condominiums ( Chapter 514 A or HRS 514B) of the  
Hawai'i Revised Statutes, pending adoption by the non-profit  
entity's decision to participate (specified quorum).

The Department of Commerce and Consumer Affairs (DCCA) is the  
information source for information on condo documents. The Regulated  
Industry Complaint Office (RICO) will investigate any concerns via  
submission of complaint forms. Presently, RICO will only investigate  
sections :

- 103 Association registration
- 132 Operations, Managing Agent
- 143 Management and contracts; developer, managing agent, and  
Association
- 149 Association fiscal matters; handling and distribution of funds
- 152-154 Association records – generally, records to be maintained,  
availability, disposal, and prohibitions

As the 2015 Legislative Session has convened, you may want to be aware of  
current Bills and related topics of interest to you. Hawai'i State  
Representative Lauren Cheape Matsumoto recently sent out a Community  
Participation survey to those in our District. Here is her instructions as to

### How to Submit Testimony

- Visit **Capitol.Hawaii.gov** on the web.
- Sign In or Register (if you haven't done so before).
- Once logged in, click the Submit Testimony button (it's orange).
- Enter the name of the measure to search for it (ex: HB1 for House Bill 1; no  
dashes, periods, or spaces).
- Click on the measure in the search results page, which will take you to the  
"Measure Status" page.
- Select the blue "Submit Testimony" button.
- Fill out the form and add your testimony. You can enter testimony in the  
'additional comments' box, or, if you've created a document, you can upload  
it using the 'Choose file' button.
- Review the information on the summary page.
- Make sure you agree to the privacy terms (click the checkbox) before  
proceeding.
- Click the Submit Testimony button to send your testimony on its way!
- You'll get an email confirming that it has been received. You may also attend  
a hearing and submit oral testimony in person at the Capitol. If you have  
questions on submitting testimony, call the **Public Access Room (Capitol  
Room 401)** at (808) 587-0478 or visit [LRBHawaii.org/par/](http://LRBHawaii.org/par/)

from yamadas1@hotmail.com  
A307 3/13/15

Note: Send completed form to "CPN Testimony" lecapitol-hawaii.gov and/or attend CPN Committee Hearing Scheduled for Friday, 10:00 a.m. 3/27/15

Senate Commerce and Consumer Protection Committee  
Friday, March 27, 2015  
10 am, Conf. Rm 229

**LATE**

Alice Clay

Sen. Baker, CPN Chair  
Sen. Taniguchi, CPN Vice Chair

RE: **Testimony in Strong Support of SCR 111**, Requesting a Legislative Audit of the Real Estate Commission (HIREC)

I, Cyril Washington own a condominium at Waikalani Woodlands  
(Name of Condo)

**I strongly support SCR 111**, because I would like to know what kind of services the Hawaii Real Estate Commission (HIREC) is supposed to provide condo owners, since they are collecting a "user fee" from all condo owners.

I am quite disturbed with the fact that each condo owner is charged a fee to support the HIREC Mediation and Education Fund. With Over 140,000 condo units in Hawaii, the "user fee" will add up to a very large amount. Do the other stakeholders such as the Management Companies and Attorneys who work with the Management Companies pay a fee too? If not, why not?

Why does the HIREC need all of this money and how is it being used? I have never gotten any information about workshops or other services the HIREC provides to condo owners. When owners have contacted the HIREC for technical assistance they offer very little assistance and often tell us to contact an attorney; and they consistently state that they do not investigate owners' complaints. So, I would like to know why condo owners are assessed a "user fee," if it doesn't seem like owners get any benefit from it?

If condo owners have to pay a fee to the HIREC, then I would like to see the fee used to provide oversight management and investigation into our complaints so all condo owners across the state can have equal protection from Condo Boards and Management Companies, especially those who are not being open and honest with us.

In closing, I ask that you please pass **SCR 111, Requesting a Legislative Audit of the Real Estate Commission**. Thank you for your time and support on this matter.

Cyril Washington  
(Sign Name)

3/26/2015  
(Date)

Cyril Washington  
(Print Name)

808 230-0281  
(Email or Phone)



NOTE: SEND COMPLETED FORM TO CPN Testimony @ capitol - hawaii.gov  
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LATE

Sen. Baker, CPN Chair  
Sen. Taniguchi, CPN Vice Chair

RE: **Testimony in Strong Support of SCR 111, Requesting a Legislative Audit of the Real Estate Commission (HIREC)**

I, JANICE E MASON own a condominium at \_\_\_\_\_  
(Name of Condo)

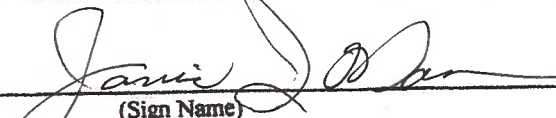
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In closing, I ask that you please pass SCR 111, Requesting a Legislative Audit of the Real Estate Commission. Thank you for your time and support on this matter.

  
(Sign Name)

26 MAR 2015  
(Date)

JANICE E. MASON  
(Print Name)

808 622-0499  
(Email or Phone)

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Sen. Baker, CPN Chair  
Sen. Taniguchi, CPN Vice Chair

RE: **Testimony in Strong Support of SCR 111**, Requesting a Legislative Audit of the  
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In closing, I ask that you please pass **SCR 111, Requesting a Legislative Audit of the Real  
Estate Commission**. Thank you for your time and support on this matter.

Kathleen K Baker  
(Sign Name)

3/26/2015  
(Date)

KATHLEEN K BAKER  
(Print Name)

386 4132  
(Email or Phone)

and/or attend CPN Committee Hearing Scheduled for Friday, 10:00 a.m.  
3/27/15

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Sen. Baker, CPN Chair  
Sen. Taniguchi, CPN Vice Chair

RE: **Testimony in Strong Support of SCR 111**, Requesting a Legislative Audit of the  
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I, Debra A Lee own a condominium at Wai Kala ni Woodlands  
(Name of Condo)

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In closing, I ask that you please pass **SCR 111, Requesting a Legislative Audit of the Real  
Estate Commission**. Thank you for your time and support on this matter.

Debra A Lee  
(Sign Name)

26 Mar 2015  
(Date)

Debra A. Lee  
(Print Name)

debra.lee@hawaii.com  
(Email or Phone)



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Sen. Baker, CPN Chair  
Sen. Taniguchi, CPN Vice Chair

RE: **Testimony in Strong Support of SCR 111, Requesting a Legislative Audit of the Real Estate Commission (HIREC)**

I, EFRAIN FIGUEROA own a condominium at Wai Kala Wai Wai  
(Name of Condo)


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In closing, I ask that you please pass **SCR 111, Requesting a Legislative Audit of the Real Estate Commission.** Thank you for your time and support on this matter.

  
(Sign Name)

\_\_\_\_\_  
(Date)

EFRAIN FIGUEROA  
(Print Name)

\_\_\_\_\_  
(Email or Phone)

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Sen. Baker, CPN Chair  
Sen. Taniguchi, CPN Vice Chair

RE: **Testimony in Strong Support of SCR 111**, Requesting a Legislative Audit of the  
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I, Barbara Suzuki own a condominium at Maikoleni Woodlands  
(Name of Condo)

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In closing, I ask that you please pass **SCR 111, Requesting a Legislative Audit of the Real  
Estate Commission**. Thank you for your time and support on this matter.

Barbara Suzuki 3/24/15  
(Sign Name) (Date)

BARBARA SUZUKI 808-623-2622  
(Print Name) (Email or Phone)